

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 040826-58, REZONING AND CHANGING A CONDITION OF ZONING ON THE PROPERTY LOCATED AT 201 EAST 34TH STREET AND 3307 HELMS STREET IN THE NORTH UNIVERSITY NCCD FROM FAMILY RESIDENCE-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (SF-3-NCCD-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (SF-3-NCCD-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-neighborhood conservation-neighborhood plan (SF-3-NCCD-NP) combining district to family residence-neighborhood conservation-neighborhood plan (SF-3-NCCD-NP) combining district on the property located in the Residential District in the North University neighborhood conservation-neighborhood plan combining district described in Zoning Case No. C14-2011-0016, on file at the Planning and Development Review Department, as follows:

Lot 1, Block 19, Grooms Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 276, Page 235 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 201 East 34th Street and 3307 Helms Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as amended by this ordinance, the Property is subject to Ordinance No. 040826-58 that established the North University conservation combining district.

PART 3. Part 7 (*Residential District*) is amended to include the following:

7. For a lot located at 201 East 34th Street and 3307 Helms Street, the minimum square footage shall be three thousand ninety six square feet (3,096 s.f.) with a maximum floor-to-area ratio (FAR) of point four to one (0.4:1). For a single family use, not more than two unrelated persons 18 years of age or older may reside in the principal structure. For a two family residential use or a site with a secondary apartment special use, not more than three unrelated persons 18 years of

1 age or older may reside in the principal structure and not more than two unrelated
2 persons 18 years of age or older may reside in the second dwelling unit.
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4 **PART 4.** This ordinance takes effect on _____, 2012.
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6 **PASSED AND APPROVED**
7

8 §
9 §
10 _____, 2012 § _____
11 Lee Leffingwell
12 Mayor
13
14

15 **APPROVED:** _____ **ATTEST:** _____
16 Karen M. Kennard Shirley A. Gentry
17 City Attorney City Clerk
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